



**NOTES:**  
 ALL BLDGS. ARE A MINIMUM OF 10' APART.  
 ALL BLDGS. HAVE A MINIMUM FRONT YARD SETBACK AT THE GARAGE OF 20'  
 ALL BLDGS. ARE A MINIMUM 20' FROM PROPERTY LINE.  
 MINIMUM PARKING RATIO: 1 PER BEDROOM OR TWO PER DWELLING UNIT.  
 ALL STREETS ARE 20' BACK TO BACK EXCEPT WHERE SHOWN OTHERWISE.  
 PUBLIC STREETS HAVE A 10' STREET, DRNG. & UTIL. ESM'T. ON EACH SIDE.  
 K&T, CABLE AND TELE. ARE TO BE IN COMMON TRENCH.  
 GAS AND WATER LINES ARE TO BE IN A COMMON TRENCH.  
 DRNG. OPTION #1 A DRAIN INTO INLET AND CARRY IN PIPE UNDER K&T LINE.  
 DRNG. OPTION #2 A DRAIN TO EXISTING SHALE AT SW CORNER OF PROPERTY.

**UNITS**

A-	18
B-	21
C-	42
D-	39
<b>120 TOTAL</b>	

SCALE: 1"=40'

PREPARED BY MID-KANSAS ENGINEERING CONSULTANTS

**UTILITY AND DRAINAGE CONCEPT PLAN**

**CHELSEA SQUARE**

LANDMARK COMMUNITIES, 3500 NORTH ROCK ROAD, NUMBER 100, WICHITA, KANSAS 67226



**BILL G. YOUNG DESIGN**  
 8205 E. 57th ST. NORTH, WAPATKA, KS. 67225  
 316-685-5867

date: NOVEMBER 15, 1998  
 rev.

sheet title  
 UTILITY AND DRAINAGE CONCEPT PLAN

project  
 CHELSEA SQUARE

sheet  
 of

BROADMOOR